

**Ocean County Natural Lands Trust Fund
Minutes of Advisory Committee Meeting
July 24, 2024**

Present: Alan Avery (Chair), David McKeon, William Fox, Lisa Hodgson, John Peterson, Jennifer Kuhn & Michael Mangum.

Also present at the meeting were: Frank Sadeghi (Commissioner), Laura Benson (County Counsel), Anthony Agliata (OCPD), Robert Kuhne (OCSWM), Geoffrey Lohmeyer (OCP&R), Chris Palmieri (OCPD), Larisa Paxton (OCPD), Tim Gleason (OCPD), Lea Vasilakis (OCPD), Mordechai Hirsh (Public).

1. Call to Order

2. Roll Call

3. Approval of Minutes: June 26, 2024

A **MOTION** was made by Mr. Fox and seconded by Ms. Hodgson to approve the June 26, 2024 meeting minutes. Mr. McKeon & Ms. Kuhn abstain, rest in favor, motion carried.

4. Program Update: 29,941.26 acres

- Mr. Palmieri informed the Committee that there were no closings on properties for the month of July.

5. Old Business

- Old Business:
 - #734 Pine Lake Park – Correia, Manchester Twp., 0.27 acres – Mr. Palmieri informed the Committee that staff spoke to the Engineering Department regarding the ROW and whether or not they would have interest in purchasing the piece themselves. The ROW was 277.70' and Engineering was not interested in the property. The Advisory Committee did not see favor in purchasing the property due to the property being undevelopable from the presence of wetlands on the property. The Advisory Committee advised staff to gauge the property owners' interest on a donation or move the property to hold.
- New Applications:
 - #745 Jake's Branch Ext., Berkeley Twp., 28.62 acres – Mr. Palmieri informed the Committee that the first new nomination is located in Berkeley Township off of Dover Road. The property is directly adjacent to State land as well as Ocean County's Jake's Branch Park. There is currently one structure located on the property. The asking price is \$7,000,000 and it is assessed at \$82,200. The Advisory Committee advised staff to conduct a site visit on the property.

- #740 Clearview Street, Lacey Twp., 1.15 acres – Mr. Palmieri informed the Committee that this nomination was submitted to us for consideration. It is a residentially zoned property available for single-family residential units buildable on the property. The property is not adjacent to any adjacent Ocean County Natural Lands preserves. The property owner is seeking \$56,500 and it is assessed at \$56,500. The Advisory Committee advised staff to forward the property to the US Fish & Wildlife.
- #741 Lifetime Homes – Mease, Borough of Ocean Gate, 0.31 acres – Mr. Palmieri informed the Committee that this next nomination is directly adjacent to our Lifetime Homes preserve which is in the Good Luck Point Acquisition Area. The property is zoned Residential, however the property is mostly covered in wooded wetlands. The property owner is seeking \$348,200 and it is assessed at \$58,500. The Advisory Committee advised staff to gauge the property owner's interest on a donation or move the property to hold.
- #396 Berkeley Island Park Ext., Berkeley Twp., 1.40 acres – Mr. Palmieri informed the Committee that this former nomination was recently resubmitted to the program for consideration. It would be a beachfront extension to Ocean County's Berkeley Island Park. The asking price is \$1,700,000 and it is assessed at \$588,000. The Advisory Committee advised staff to conduct a site visit on the property.

6. Public Comment

- #717 Hirsch, Jackson Twp., 0.65 acres – Mr. Hirsch (Public) addressed the Committee regarding his nominated property which was formerly moved to hold back in March of 2024. Mr. Hirsch supplied the Committee with copies of information regarding his property and why he believes that they are important to preserve under the Ocean County Natural Lands Trust Fund. The Advisory Committee thanked Mr. Hirsch for his time, and will discuss this property further and reach out with their decision at a future date.

A **MOTION** was made by Mr. Mangum and seconded by Mr. Fox to move into Closed Session at 6:07 p.m. All in favor, motion carried.

A **MOTION** was made by Mr. Fox and seconded by Mr. Mangum to move back into Open Session at 6:29 p.m. All in favor, motion carried.

Mr. Avery stated that in closed session four nominations were discussed. There are no nominations that the Committee will take action on.

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7. **Adjournment:** A **MOTION** was made by Ms. Kuhn and seconded by Mr. Fox to adjourn the meeting at 6:30 p.m. All in favor, motion carried.
8. **Next Meeting: August 28 at 5:30PM**

Respectfully Submitted,



Chris Palmieri, Program Aide

9. **Closed Session**